

PLANNING AND DEVELOPMENT SERVICES REPORT
ZONING MAP AMENDMENT

PUBLIC HEARING
PZ-15-00138

DATE: **February 19, 2016**
MEETING DATE: **February 24, 2016**
REPORT BY: **Jennifer Mikelson**

REQUEST

A Zoning Map amendment request from the City of Flagstaff Parks and Recreation Department, on behalf of the property owner, City of Flagstaff, to rezone approximately 1.07 acres within Section 21, Township 21 North, Range 7 East, from the Highway Commercial (HC) zone to the Public Facility (PF) zone.

STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission forward the Zoning Map amendment to the City Council with a recommendation for approval.

PRESENT LAND USE

The site is known as Guadalupe Park and is utilized as a baseball field with minimal parking and portable restroom facilities.

PROPOSED LAND USE

No change of use is anticipated on the site.

NEIGHBORHOOD DEVELOPMENT

North: Single family residences; Single Family Residential Neighborhood (R1N) zone
East: Commercial business; Highway Commercial (HC) zone
South: Multi-family residential development; High Density Residential (HR) zone
West: Single family residences; Highway Commercial (HC) zone

REQUIRED FINDINGS

STAFF REVIEW. An application for a Zoning Map amendment shall be submitted to the Planning Director and shall be reviewed and a recommendation prepared. The Planning Director's recommendation shall be transmitted to the Planning Commission in the form of a staff report prior to a scheduled public hearing. The recommendation shall set forth whether the Zoning Map amendment should be granted, granted with conditions to mitigate anticipated impacts caused by the proposed development, or denied; and shall include an evaluation of the consistency and conformance of the proposed amendment to the goals of the General Plan and any applicable specific plans; and a recommendation on the amendment based on the standards of the zones set forth in Section 10-40.20 "Establishment of Zones" of the Zoning Code (Page 40.20-1).

FINDINGS FOR REVIEWING PROPOSED AMENDMENTS. All proposed amendments shall be evaluated as to whether the application is consistent with and conforms to the goals of the General Plan and any applicable specific plans; and the proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City of Flagstaff (the "City") and will add to the public good as described in the General Plan; and the affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle access, public services, and utilities to ensure that the requested zone designation and the proposed or anticipated uses and/or

development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located. If the application is not consistent with the General Plan and any other applicable specific plan, the applicable plan must be amended in compliance with the procedures established in Chapter 11-10 of the City Code (Title 11: General Plans and Subdivisions) prior to considering the proposed amendment.

STAFF REVIEW

Introduction/Background: The Applicant, the City of Flagstaff Recreation Department, on behalf of the property owner, the City of Flagstaff, is requesting a Zoning Map amendment to rezone approximately 1.07 acres to the Public Facility (PF) zone. A Public Facility (PF) designation would better align with the site's existing and anticipated future use as a city park. The primary intention of this rezoning case is to carry forward an implementation strategy set forth in the Specific Plan to rezone both parks located in the neighborhood's Transition Area. This rezoning case supports a vision of neighborhood preservation and enhancement of parks as stated in the La Plaza Neighborhood Specific Plan.

Proposed Development Concept Plans

No change of use is anticipated on the subject property.

General Plan – Flagstaff Regional Plan 2030:

Goal REC.1. Maintain and grow the region's healthy system of convenient and accessible parks, recreation facilities, and trails.

La Plaza Neighborhood Specific Plan:

Goal 3: Enhance parks maintenance, design, and connection

Ensure City parks in La Plaza Vieja provide safe, user-friendly, and interactive neighborhood spaces for gatherings and family activities.

Implementation Strategy 6T.3: Rezone all city owned parks in La Plaza Vieja to the Public Facilities zone.

The application of the Public Facility (PF) zone implements the above goals of the FRP30 and the La Plaza Vieja Neighborhood Specific Plan. This rezoning also specifically enacts an implementation strategy from the neighborhood's Specific Plan. Applying the Public Facility (PF) zone to the property reflects its current use as a neighborhood park and protects the continued use of the property for that purpose.

Zoning – City of Flagstaff Zoning Code:

The Public Facility (PF) zone applies to public and quasi-public lands within the city. The intent of the Public Facility (PF) zone is intended to preserve and encourage the establishment of public lands and to provide an area within the City for active and passive recreation uses, parks, public open space, governmental buildings and facilities, schools and school grounds, quasi-public buildings and facilities, and related uses.

PUBLIC SYSTEMS IMPACT ANALYSIS

Traffic and Access: No analysis was required.

Water and Wastewater: No analysis was required.

Stormwater: No stormwater improvements have been required.

Parks and Recreation: This zoning map amendment is not expected to impact operations and maintenance of the existing park.

OTHER REQUIREMENTS

Resources: The subject property is not located within the Resource Protection Overlay (RPO) zone.

Citizen Participation: All property owners within 600-feet of this site were notified via mail of the zoning map amendment and asked to attend the October 19, 2015 Parks and Recreation Commission meeting. Additionally, a notice was run in the Daily Sun, which discussed the zoning map amendment and identified the Parks and Recreation Commission meeting as a venue for discussion. The Commission did not meet quorum for their advertised meeting, but a public meeting for the rezoning was still held with the applicant and other city staff present. No members of the public inquired about the rezoning of the property.

DISCUSSION

The application of the Public Facility (PF) zone to the subject property enacts the Neighborhood Plan's implementation strategy to rezone all parks in the Transition Area. It also removes the possibility of future commercial development or significant impacts to the site. With the Public Facility (PF) zoning designation, the property will continue to serve as a public recreation facility for the surrounding neighborhood and all city residents.

RECOMMENDATION

Staff believes that the proposed Zoning Map amendment has been justified and would recommend in favor of amending the Zoning Map for 1.07 acres to the Public Facility (PF) zone.

ATTACHMENTS

- Zoning Map amendment application
- Current City of Flagstaff Zoning Map
- Public hearing legal advertisements